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1 Culver City (the "**City**") the role of successor agency to the Former CCRA (the "**Successor**
2 **Agency**"); and

3 WHEREAS, AB 26 has since been amended by various assembly and senate
4 bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is
5 hereinafter referred to as the "**Dissolution Law**"); and

6 WHEREAS, on February 6, 2012, the Board of Directors of the Successor
7 Agency, adopted Resolution No. 2012-SA001 naming itself the "Successor Agency to the
8 Culver City Redevelopment Agency", the sole name by which it will exercise its powers and
9 fulfill its duties pursuant to Part 1.85 of the Dissolution Law and establishing itself as a
10 separate legal entity with rules and regulations that will apply to the governance and
11 operations of the Successor Agency; and

12 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
13 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
14 the taxing entities that benefit from distributions of property taxes and other revenues
15 pursuant to H&S Code Section 34188 of the Dissolution Law; and

16 WHEREAS, the oversight board has been established for the Successor
17 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
18 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
19 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
20 through 34181 of the Dissolution Law; and

21 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
22 on July 18, 2013, the Successor Agency prepared and submitted to the California
23 Department of Finance (the "**DOF**") for approval its Long Range Property Management Plan
24 (the "**LRPMP**"), as approved by its Oversight Board, that addressed the disposition and use of
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1 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
2 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
3 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
4 the Former CCRA as described in the revised LRPMP; and

5 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
6 on the LRPMP, as revised, (the "**Revised LRPMP**") approving the Successor Agency's use
7 and disposition of all the properties listed in the LRPMP. The DOF's letter states that its
8 approval of the Revised LRPMP took into account Resolution No. 2014-OB004 approving the
9 Revised LRPMP and accompanying Agenda Item Report and acknowledges the Successor
10 Agency's submittal of its LRPMP on July 18, 2013 and the Revised LRPMP on March 13,
11 2014; and
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13 WHEREAS, subsequent to the DOF's approval of the Revised LRPMP, Senate
14 Bill No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor
15 on September 22, 2015. As revised by SB 107, H&S Code Section 34181(a)(1) of the
16 Dissolution Law permits the Oversight Board to direct the Successor Agency to transfer
17 ownership of assets constructed and used for a governmental purpose, including parks, to
18 the appropriate public jurisdiction (such as the City) pursuant to any existing agreement
19 relating to the use of such an asset; and
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21 WHEREAS, under the terms of that certain Lease dated as of June 12, 1987
22 between the City of Los Angeles, acting by and through its Board of Recreation and Park
23 Commissioners, and the Former CCRA (the "**Lease**"), the Former CCRA agreed to improve
24 and maintain the Property (defined below) as a public park and for recreational purposes.
25 The lessee's interest in the Lease was assigned from the Former CCRA to the Successor
26 Agency by operation of law in connection with the dissolution process. The Successor
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1 Agency continues to maintain the Property as a park. Hence, the Property qualifies as an
2 asset used for governmental purposes under the revised terms of H&S Code Section
3 34181(a)(1) of the Dissolution Law. Section 14 of the Lease allows for its disposition to the
4 City for continued use as a park and for recreational purposes; and

5 WHEREAS, pursuant to the Dissolution Law as amended by SB 107, the
6 Successor Agency desires to transfer to the City through an Assignment and Assumption
7 Agreement the lessee's interest under the Lease in that certain real property referenced by
8 Assessor's Parcel No. 4206-030-902 and a portion of Assessor's Parcel No. 4206-034-906
9 and located at the intersection of Venice Boulevard, Culver Boulevard and Canfield Avenue
10 and known as Media Park in Los Angeles, California (the "**Property**") to the City for
11 governmental use and no monetary compensation; and
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13 WHEREAS, the activity proposed for approval by this Resolution has been
14 reviewed with respect to applicability of the California Environmental Quality Act ("**CEQA**"),
15 the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.,
16 hereafter the "**Guidelines**"), and the City's environmental evaluation procedures. The activity
17 proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term
18 is defined by Guidelines Section 15378, because the activity is an organizational or
19 administrative activity that will not result in a direct or indirect physical change in the
20 environment, per Section 15378(b)(5) of the Guidelines; and
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23 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
24 occurred.

25 NOW, THEREFORE, the City Council of the City of Culver City, DOES
26 HEREBY RESOLVE as follows:
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1 SECTION 1. The foregoing recitals are true and correct and are a substantive
2 part of this Resolution.

3 SECTION 2. The City Council has received and heard all oral and written
4 objections to the City's proposed acceptance of the Property from the Successor Agency for
5 no monetary compensation, and to other matters pertaining to this transaction, and that all
6 such oral and written objections are hereby overruled.

7 SECTION 3. The City Council hereby approves the transfer and acceptance of
8 the Property (Media Park; Assessor's Parcel No. 4206-030-902 and a portion of Assessor's
9 Parcel No. 4206-034-906) from the Successor Agency to the City for no monetary
10 compensation, pursuant to the Dissolution Law.

11 SECTION 4. The Assignment and Assumption Agreement, in substantial form
12 as the Assignment and Assumption Agreement attached to the March 27, 2017 Joint City
13 Council and Successor Agency Agenda Item Report, Agenda Report No. 16-715, that
14 effectuates the Successor Agency's disposition of the Property to the City, is hereby
15 approved.

16 SECTION 5. The City Council hereby authorizes and directs the City Manager
17 or designee, (i) to take all actions and to execute any and all documents, instruments, and
18 agreements necessary or desirable on behalf of the City, as approved by the City Manager
19 and the City Attorney, including without limitation the Assignment and Assumption
20 Agreement, in order to implement and effectuate the transfer and acceptance of the Property
21 from the Successor Agency to the City, and to effectuate all other actions approved by this
22 Resolution, including, without limitation, approving changes, implementations, or revisions to
23 documents, instruments, and agreements as determined necessary by the City Manager, or
24 designee; and (ii) to administer the City's obligations, responsibilities, and duties to be
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1 performed pursuant to this Resolution and all documents, instruments, and agreements
2 required by and for the transfer and acceptance of the Property from the Successor Agency.

3 SECTION 6. If any provision of this Resolution or the application of any such
4 provision to any person or circumstance is held invalid, such invalidity shall not affect other
5 provisions or applications of this Resolution that can be given effect without the invalid
6 provision or application, and to this end the provisions of this Resolution are severable. The
7 City declares that its City Council would have adopted this Resolution irrespective of the
8 invalidity of any particular portion of this Resolution.
9

10 SECTION 7. The adoption of this Resolution is not intended to and shall not
11 constitute a waiver by the City of any constitutional, legal or equitable rights that the City may
12 have to challenge, through any administrative or judicial proceedings, the effectiveness
13 and/or legality of all or any portion of the Dissolution Law, any determinations rendered or
14 actions or omissions to act by any public agency or government entity or division in the
15 implementation of the Dissolution Law, and any and all related legal and factual issues, and
16 the City expressly reserves any and all rights, privileges, and defenses available under law
17 and equity.
18

19 SECTION 8. The City hereby determines that the activity approved by this
20 Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines
21 Section 15378, because the activity approved by this Resolution is an organizational or
22 administrative activity that will not result in a direct or indirect physical change in the
23 environment, per Section 15378(b)(5) of the Guidelines.
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SECTION 9. This Resolution shall take effect upon the date of its adoption.

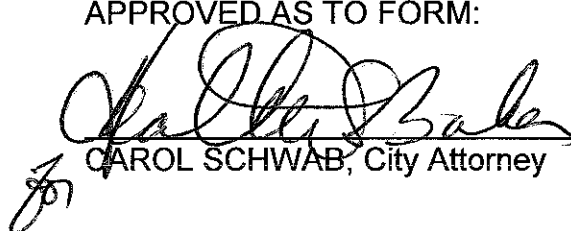
APPROVED AND ADOPTED, this ____ day of _____, 2017.

JIM B. CLARKE, Mayor
City of Culver City

ATTEST:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk



CAROL SCHWAB, City Attorney

A17-00173

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8 Culver City Redevelopment Agency", the sole name by which it will exercise its powers and
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10 separate legal entity with rules and regulations that will apply to the governance and
11 operations of the Successor Agency; and

12 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
13 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
14 the taxing entities that benefit from distributions of property taxes and other revenues
15 pursuant to H&S Code Section 34188 of the Dissolution Law; and

16 WHEREAS, the oversight board has been established for the Successor
17 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
18 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
19 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
20 through 34181 of the Dissolution Law; and

21 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
22 on July 18, 2013, the Successor Agency prepared and submitted to the California
23 Department of Finance (the "**DOF**") for approval its Long Range Property Management Plan
24 (the "**LRPMP**"), as approved by its Oversight Board, that addressed the disposition and use of
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2 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
3 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
4 the Former CCRA as described in the revised LRPMP; and

5 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
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7 and disposition of all the properties listed in the LRPMP. The DOF's letter states that its
8 approval of the Revised LRPMP took into account Resolution No. 2014-OB004 approving the
9 Revised LRPMP and accompanying Agenda Item Report and acknowledges the Successor
10 Agency's submittal of its LRPMP on July 18, 2013 and the Revised LRPMP on March 13,
11 2014; and
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13 WHEREAS, subsequent to the DOF's approval of the Revised LRPMP, Senate
14 Bill No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor
15 on September 22, 2015. As revised by SB 107, H&S Code Section 34181(a)(1) of the
16 Dissolution Law permits the Oversight Board to direct the Successor Agency to transfer
17 ownership of assets constructed and used for a governmental purpose, including parks, to
18 the appropriate public jurisdiction (such as the City) pursuant to any existing agreement
19 relating to the use of such an asset; and
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21 WHEREAS, under the terms of that certain Lease dated as of June 8, 1987
22 between the City of Los Angeles and the Former CCRA (the "**Lease**"), the Former CCRA
23 agreed to improve and maintain the Property (defined below) as a local public park and for
24 recreational purposes. The lessee's interest in the Lease was assigned from the Former
25 CCRA to the Successor Agency by operation of law in connection with the dissolution
26 process. The Successor Agency continues to maintain the Property as a park. Hence, the
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1 Property qualifies as an asset used for governmental purposes under the revised terms of
2 H&S Code Section 34181(a)(1) of the Dissolution Law. Section 15 of the Lease allows for its
3 disposition to the City for continued use as a park and for recreational purposes; and

4 WHEREAS, pursuant to the Dissolution Law as amended by SB 107, the
5 Successor Agency desires to transfer to the City through an Assignment and Assumption
6 Agreement the lessee's interest under the Lease in that certain real property referenced by
7 Assessor's Parcel No. 4206-034-906 and located at the corner of Culver Boulevard and
8 Venice Boulevard and improved with a building known as Ivy Substation in Los Angeles,
9 California (the "**Property**") to the City for governmental use and no monetary compensation;
10 and
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12 WHEREAS, the activity proposed for approval by this Resolution has been
13 reviewed with respect to applicability of the California Environmental Quality Act ("**CEQA**"),
14 the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.,
15 hereafter the "**Guidelines**"), and the City's environmental evaluation procedures. The activity
16 proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term
17 is defined by Guidelines Section 15378, because the activity is an organizational or
18 administrative activity that will not result in a direct or indirect physical change in the
19 environment, per Section 15378(b)(5) of the Guidelines; and
20

21 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
22 occurred.
23

24 NOW, THEREFORE, the City Council of the City of Culver City, DOES
25 HEREBY RESOLVE as follows:

26 SECTION 1. The foregoing recitals are true and correct and are a substantive
27 part of this Resolution.
28

1 SECTION 2. The City Council has received and heard all oral and written
2 objections to the City's proposed acceptance of the Property from the Successor Agency for
3 no monetary compensation, and to other matters pertaining to this transaction, and that all
4 such oral and written objections are hereby overruled.

5 SECTION 3. The City Council hereby approves the transfer and acceptance of
6 the Property (Ivy Substation; Assessor's Parcel No. 4206-034-906) from the Successor
7 Agency to the City for no monetary compensation, pursuant to the Dissolution Law.
8

9 SECTION 4. The Assignment and Assumption Agreement, in substantial form
10 as the Assignment and Assumption Agreement attached to the March 27, 2017 Joint City
11 Council and Successor Agency Agenda Item Report, Agenda Report No. 16-715, that
12 effectuates the Successor Agency's disposition of the Property to the City, is hereby
13 approved.
14

15 SECTION 5. The City Council hereby authorizes and directs the City Manager
16 or designee, (i) to take all actions and to execute any and all documents, instruments, and
17 agreements necessary or desirable on behalf of the City, as approved by the City Manager
18 and the City Attorney, including without limitation the Assignment and Assumption
19 Agreement, in order to implement and effectuate the transfer and acceptance of the Property
20 from the Successor Agency to the City, and to effectuate all other actions approved by this
21 Resolution, including, without limitation, approving changes, implementations, or revisions to
22 documents, instruments, and agreements as determined necessary by the City Manager, or
23 designee; and (ii) to administer the City's obligations, responsibilities, and duties to be
24 performed pursuant to this Resolution and all documents, instruments, and agreements
25 required by and for the transfer and acceptance of the Property from the Successor Agency.
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1 SECTION 6. If any provision of this Resolution or the application of any such
2 provision to any person or circumstance is held invalid, such invalidity shall not affect other
3 provisions or applications of this Resolution that can be given effect without the invalid
4 provision or application, and to this end the provisions of this Resolution are severable. The
5 City declares that its City Council would have adopted this Resolution irrespective of the
6 invalidity of any particular portion of this Resolution.

7 SECTION 7. The adoption of this Resolution is not intended to and shall not
8 constitute a waiver by the City of any constitutional, legal or equitable rights that the City may
9 have to challenge, through any administrative or judicial proceedings, the effectiveness
10 and/or legality of all or any portion of the Dissolution Law, any determinations rendered or
11 actions or omissions to act by any public agency or government entity or division in the
12 implementation of the Dissolution Law, and any and all related legal and factual issues, and
13 the City expressly reserves any and all rights, privileges, and defenses available under law
14 and equity.

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16 Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines
17 Section 15378, because the activity approved by this Resolution is an organizational or
18 administrative activity that will not result in a direct or indirect physical change in the
19 environment, per Section 15378(b)(5) of the Guidelines.

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SECTION 9. This Resolution shall take effect upon the date of its adoption.

APPROVED AND ADOPTED, this ____ day of _____, 2017.

JIM B. CLARKE, Mayor
City of Culver City

ATTEST:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk



CAROL SCHWAB, City Attorney

A17-00172